

Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R3-A (Residential) zone.

This would allow a 448 sq. ft. addition to encroach in the required rear yard setback located to within 10 feet of the rear property line.

The required front and rear yard cumulative total setback is 45 feet in the R-3A zone district.

**BACKGROUND**

The request is to encroach into the required rear yard setback for a covered patio. An existing 20.25' by 37.33' (754 sq. ft.) covered patio currently exists and is proposed to be reduced to conform to the requested 10 foot setback. Code enforcement has cited the owner for building without a permit.

**CALCULATIONS**

Permitted square feet encroachment = 386.25 sq. ft. (25.75' [77.26' lot width ÷3] x 15' [3/5 of 25'])

Requested square feet encroachment = 448 sq. ft. (15.25 x 29.33') (180 sq. ft. of permitted porch + 228 sq. ft.)

Required rear yard setback = 25'

Requested rear yard setback = 10'

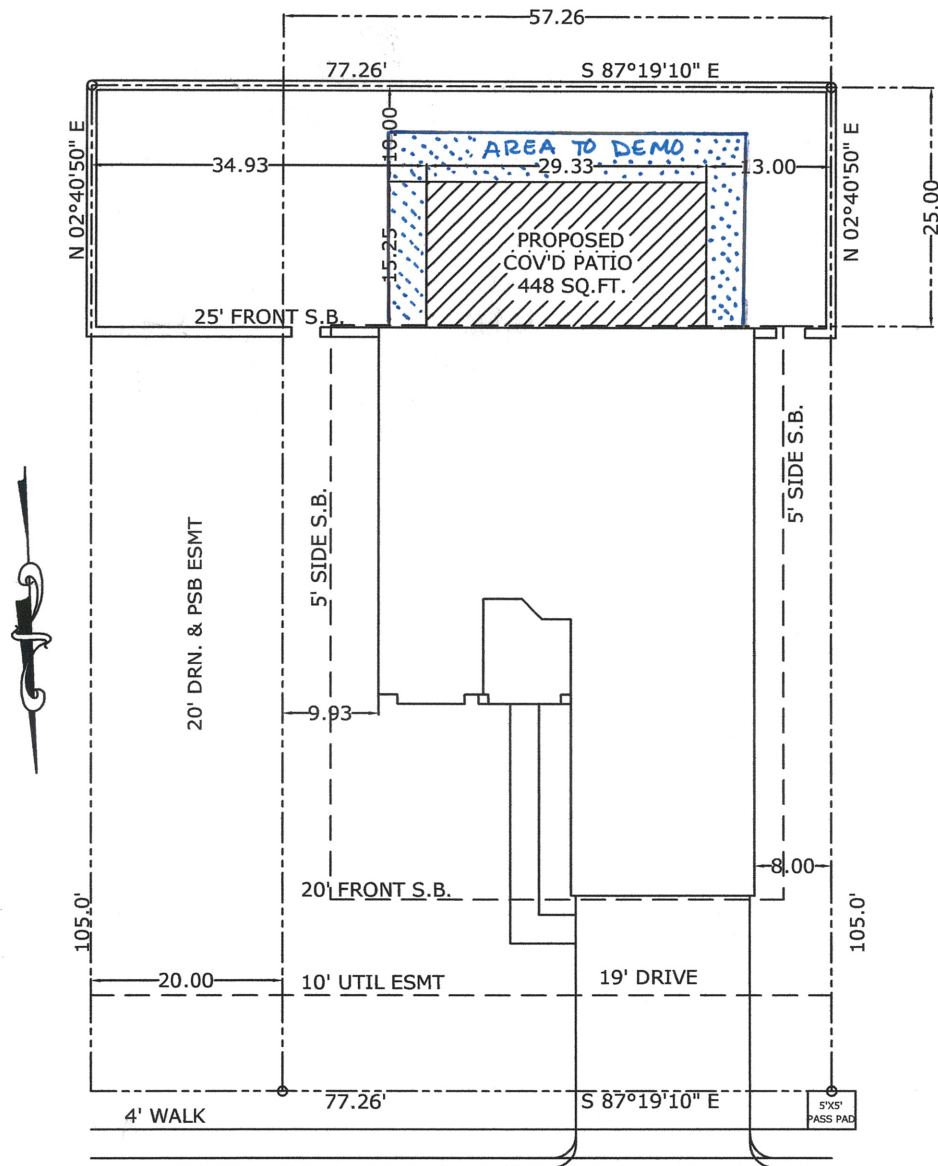
**STAFF RECOMMENDATION**

Pending submittal of revised site plan that shows the permitted 386.25 square feet of encroachment.

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and,
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.



# 835 SUN CITY PARK

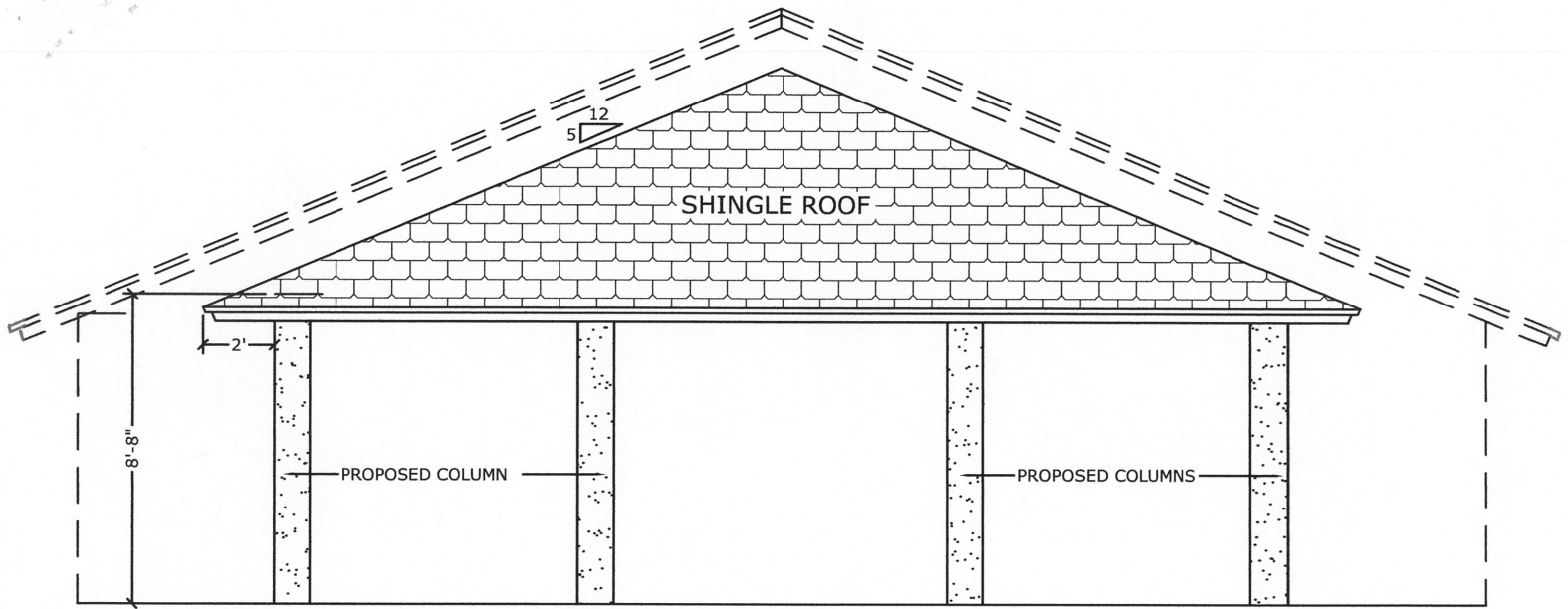
SITE PLAN

SCALE: 1" = 20'

RIVER PARK WEST UNIT 4

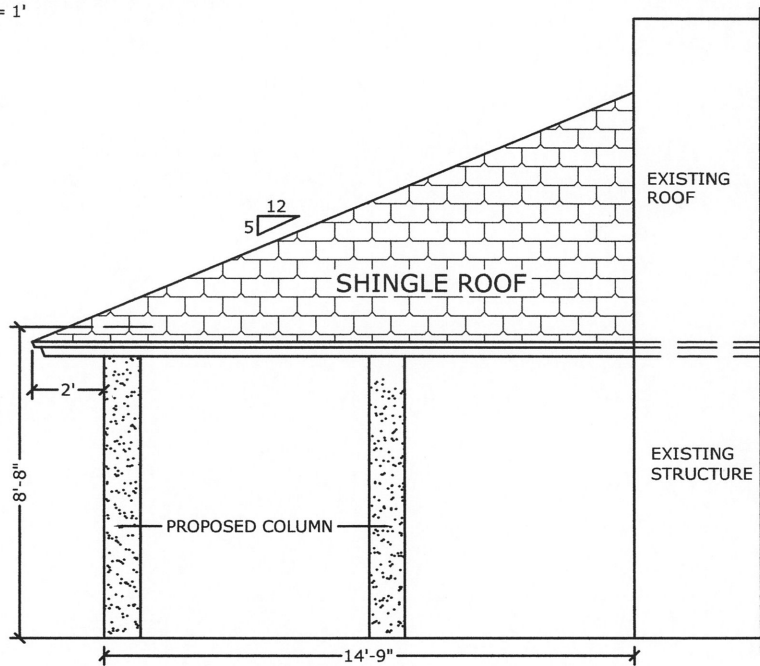
LOT 17, BLOCK 24

CITY OF EL PASO, EL PASO COUNTY TX



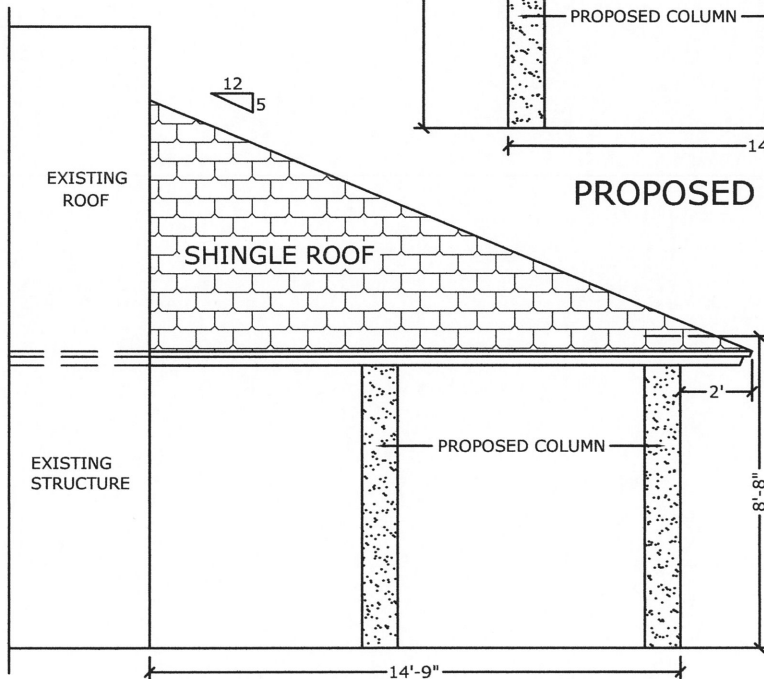
PROPOSED PATIO REAR ELEVATION

SC: 3/16" = 1'



PROPOSED PATIO LEFT SIDE ELEV

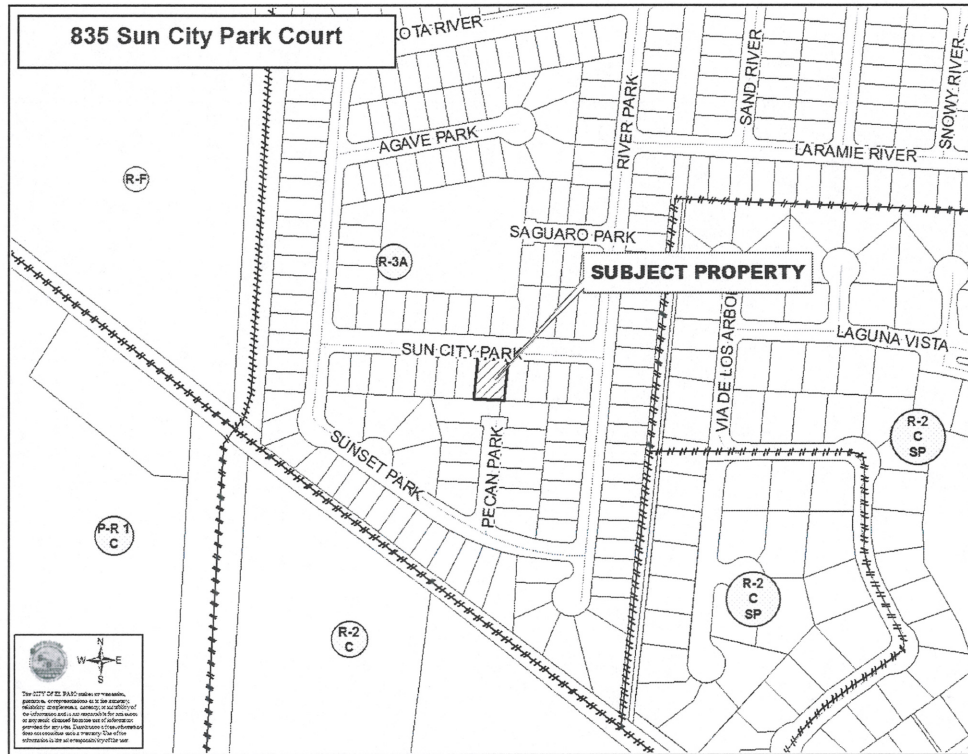
SC: 3/16" = 1'



PROPOSED PATIO RIGHT SIDE ELEV

SC: 3/16" = 1'

## ZONING MAP



## NOTIFICATION MAP

